



June 30, 2022

GROTT-21001

**Mr. Bill Zopler**  
**Town Manager**  
**Town of Dewey Beach**  
105 Rodney Avenue  
Dewey Beach, Delaware 19971

**RE: Grotto Pizza**  
**Revised Conditional Use Site Plan Application**  
**1509 Coastal Highway (DE-1) – Town of Dewey Beach, Delaware**

Dear Mr. Zopler:

On behalf of the applicant, Grotto's Pizza Inc., we are respectfully submitting the following documents for Conditional Use and Preliminary Site Plan review and approval:

- Conditional Use & Preliminary Site Plans - (15) 11" x 17" & (5) 24" x 36" copies

We have revised the plans to address the comments received in the Revision Request Letter dated 6, 21, 2022. We offer the following responses in **BOLD** to the comments received (in italics):

- 1) *LEGEND: Provide details on "proposed heavy duty concrete", "proposed light duty concrete", "proposed heavy duty asphalt", "proposed light duty asphalt".*

**The proposed legend has been revised to remove the proposed asphalt symbols. Details and locations of the light and heavy duty concrete have been shown on the Site Plan.**

- 2) *Provide all DeIDot approvals for the removal/replacement of sidewalks, curbing & driveway entrance(s).*

**DeIDOT approvals will be provided prior to final plan approval/recordation.**

- 3) *READ AVE: Proposed patio, terrace, steps, landscape area crosses beyond the lot line / boundary line onto the Town Right-of-way. Revise so all features remain on the owners' parcel and conform to any applicable setbacks.*

**The proposed patio, steps and landscaping have been relocated to fall outside of the Town right-of-way.**

- 4) *Provide revised floor plans **IF** item 3 above requires building revisions.*

**Building revisions were not required to address item #3. No revised floor plans are required.**

We look forward to your review and commentary on this application. In the meantime, should you have any questions or require additional information, please do not hesitate to contact me at this office. We thank you for your consideration of this project.

Respectfully submitted,

**PENNONI ASSOCIATES INC.**

A handwritten signature in blue ink, appearing to read "Gregory Rishel", with a large circular flourish at the end.

Gregory Rishel, PLA  
Division Manager

Attachments

Cc:  
Jeff Gosnear – Grotto Pizza  
Doug Barry, PE – Pennoni  
Ben Garvin - FCA